




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:04:34  
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Assessment Data					Primary Image									
Account	300005285				 <p>FRONT OF BUILDING 2/11/2025</p>									
Parcel ID	1070-00-152-023-0-001-00													
Cadastral ID	1070-152-023-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UC	VI Area	3											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	13431													
ROBERTSON, MICHAEL G.														
641 N 184 ROAD BUFFALO OK 73834-0000														
Parcel Location														
Situs	00105 W TURNER ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0023 / 0152	Parcel Size	2 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83427291 -99.63289045														
MILLER'S ADD BLOCK 152 LOTS 23-24														
Building Permits														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					687/487	MCGEACHY, LARRY A. &	02/22/2013	2,000	16					
					515/769	BLACKWELL, RALPH, ETUX	05/30/1996	9,000	MU					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	4,000	4,000	12%	480	Assessed	1,079	84.96					
Year Frozen		Improvements	32,803	4,989		599	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	36,803	8,989		1,079	Total Taxable	1,079	85.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005285	ROBERTSON, MICHAEL G.	201	36,803	0	1,027	81.00							
2024	2024-300005285	ROBERTSON, MICHAEL G.	201	36,577	0	978	80.00							
2023	2023-300005285	ROBERTSON, MICHAEL G.	201	30,555	0	932	77.00							
2022	2022-300005285	ROBERTSON, MICHAEL G.	201	25,184	0	888	73.00							
2021	2021-300005285	ROBERTSON, MICHAEL G.	201	7,045	0	845	70.00							
2020	2020-300005285	ROBERTSON, MICHAEL G.	201	7,045	0	845	70.00							
2019	2019-0005285	ROBERTSON, MICHAEL G.	201	7,271		823	68.00							
2018	2018-0005285	ROBERTSON, MICHAEL G.	201	7,271		784	65.00							
2017	2017-0005285	ROBERTSON, MICHAEL G.	201	7,173		746	62.00							
2016	2016-0005285	ROBERTSON, MICHAEL G.	201	7,173		711	60.00							
2015	2015-0005285	ROBERTSON, MICHAEL G.	201	7,007		678	54.00							
2014	2014-0005285	ROBERTSON, MICHAEL G.	201	5,374		645	52.00							
2013	2013-0005285	ROBERTSON, MICHAEL G.	201	40,014		640	51.00							




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Lot Data	Primary Image
<p>Lot Size 50 x 100            Lot Count            Units Buildable 4000            Non-Ag Acres            Topography            Street Access            Utilities            Amenities</p> <p>Value Model 7 BUFFALOMILLERS COM            Value Method Square-Foot</p> <p>Base Lot Value 5,000.00 x .80 = 4,000            Factor Value 0            Adjustments            Lot Value 4,000</p>	
Cost Approach	Image Information
<p>Manual Date 07/2025            Total Building Area 2,214            Total Base Value 161,113            Modifier Value            Misc Improvements            Replacement Cost New 161,113            Phys/Func Depreciation Loss ()            RCN Less Phys/Func 32,223            Economic Depreciation            RCNLD (All Sources) 32,223            Depreciated Improvements            Outbuilding Value            Total Improvement Value 32,223            Land Value 4,000            Cost Approach Value 36,223 16.36/SqFt</p>	<p>Image ID 31670            Image Date 2/11/2025            Name 002.JPG            Description FRONT OF BUILDING</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)            Vacancy &amp; Collection Loss            Miscellaneous Income            Effective Gross Income (EGI)</p> <p>Total Expenses            Net Operating Income (NOI)</p> <p>Income Capitalization Rate            Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value            Land Value 4,000            Total Appraised Value 36,223 16.36/SqFt</p>



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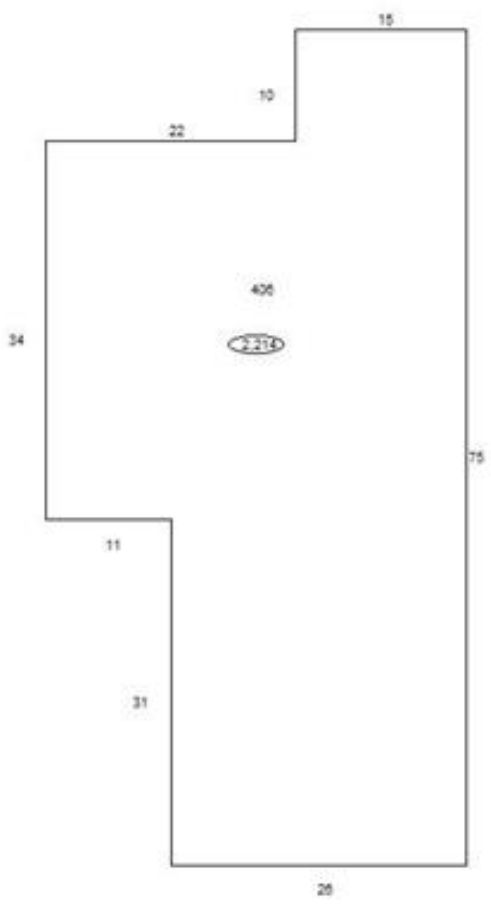
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Sketch Image

300005285



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		13	406	2,214	1.000	2,214
<b>Total Building Area</b>						2,214		2,214



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Account 300005285  
Parcel ID 1070-00-152-023-0-001-00  
Cadastral ID 1070-152-023-00-0-001-00

Tax Area Code 201  
Property Class UC  
Owners Name ROBERTSON, MICHAEL G.

### Building Data

Building ID 96  
Building Sequence 1  
Occupancy 1 406 Storage Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 2,214  
Average Perimeter 224  
Number Of Storys 1.00  
Average Wall Ht 14.00  
Year Built 1935  
Effective Age 123  
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists  
Quality 1.25 - Low  
Condition 1.25 - Low  
Exterior Wall 12 - Concrete Block  
Heating/Cooling 15 - No HVAC  
Roof Type Flat  
Roof Cover Composition Roll

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image



### Image Information

Image Name 002.JPG  
Image Date 2/11/2025  
Image Name 002.JPG  
Description FRONT OF BUILDING

### Cost Calculations

Appraisal Zone 3  
Zone Description VI AREA 3  
Base Cost 34.31  
Wall Cost 38.46  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 72.77  
Total Area 2,214  
Base RCN 161,113  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 161,113  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (128,890)  
Total RCNLD 32,223  
Lump Sums  
Total Building Value 32,223 \$ 14.55 Per SqFt